State of Nevada
Department of Corrections
Southern Nevada Correctional Center
Facility Condition Analysis

SOUTHERN NEVADA CORRECTIONAL CENTER

#1 Prison Road
Jean, Nevada 89026

Site Number: 9994
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report Printed in October 2011

State of Nevada
Department of Corrections
Southern Nevada Correctional Center
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9994

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0180	HOUSING UNIT 1(VACANT)	13850	1976	4/26/2011	$37,000	$1,040,975	$6,000	$1,083,975	$3,808,750	28%
	#1 Prison Road Jean									
0191	LAUNDRY & DRY CLEANING(VACANT)	2400	1978	4/26/2011	$82,000	$72,000	$0	$154,000	$600,000	26%
	#1 Prison Road Jean									
0182	HOUSING UNIT 3(VACANT)	13850	1976	4/26/2011	$87,000	$819,025	$6,000	$912,025	$3,808,750	24%
	#1 Prison Road Jean									
0183	HOUSING UNIT 4(VACANT)	13850	1976	4/26/2011	$37,000	$822,025	$6,000	$865,025	$3,808,750	23%
	#1 Prison Road Jean									
0181	HOUSING UNIT 2(VACANT)	13850	1976	4/26/2011	$37,000	$819,025	$6,000	$862,025	$3,808,750	23%
	#1 Prison Road Jean									
0184	HOUSING UNIT 5(VACANT)	13850	1978	4/26/2011	$37,000	$819,025	$6,000	$862,025	$3,808,750	23%
	#1 Prison Road Jean									
0185	HOUSING UNIT 6(VACANT)	13850	1978	4/26/2011	$3,500	$806,025	$6,000	$815,525	$3,808,750	21%
	#1 Prison Road Jean									
0187	HOUSING UNIT 7(VACANT)	18090	1976	4/26/2011	$65,250	$909,435	$6,000	$980,685	$4,974,750	20%
	#1 Prison Road Jean									
0188	MEDICAL UNIT 8(VACANT)	5150	1976	4/26/2011	$56,500	$213,475	$0	$269,975	$1,416,250	19%
	#1 Prison Road Jean									
0190	CULINARY/DINING/CENTRAL PLANT(VACANT)	14000	1976	4/26/2011	$81,500	$686,500	$0	$768,000	$4,200,000	18%
	#1 Prison Road Jean									
0179	CHAPEL / LAW LIBRARY(VACANT)	6350	1979	4/26/2011	$76,950	$204,225	$0	$281,175	$1,587,500	18%
	#1 Prison Road Jean									
0192	AUTO MAINT SHOP/WAREHOUSE(VACANT)	5030	1978	4/26/2011	$78,750	$112,745	$25,150	$216,645	$1,257,500	17%
	#1 Prison Road Jean									
0193	MAINTENANCE SHOP(VACANT)	3850	1978	4/26/2011	$65,500	$78,525	$1,250	$145,275	$962,500	15%
	#1 Prison Road Jean									
0186	RECREATION / GYM(VACANT)	12800	1976	4/26/2011	$142,400	$236,950	$150,000	$529,350	$3,520,000	15%
	#1 Prison Road Jean									
0178	EDUCATION A(VACANT)	6350	1979	4/26/2011	$75,950	$128,525	$31,750	$236,225	$1,587,500	15%
	#1 Prison Road Jean									
0176	ADMINISTRATION / VISITATION(VACANT)	11950	1978	4/26/2011	$144,750	$337,675	$0	$482,425	$3,286,250	15%
	#1 Prison Road Jean									

Site number: 9994

Facility Condition Needs Index Report

Index #	Building Name		Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2567	SALLY PORT(VACANT)		81	1976	4/26/2011	$0	$2,139	$0	$2,139	$16,200	13%
	#1 Prison Road	Jean									
0194	GUARD TOWER 1(VACANT)		288	1982	4/26/2011	$1,000	$36,972	$0	$37,972	$288,000	13%
	#1 Prison Road	Jean									
0195	GUARD TOWER 2(VACANT)		288	1982	4/26/2011	$1,000	$36,972	$0	$37,972	$288,000	13%
	#1 Prison Road	Jean									
9994	SOUTHERN NEVADA CORRECTIONAL	CENTER SITE		1976	4/26/2011	$3,395,000	$426,000	$0	$3,821,000		0%
	#1 Prison Road	Jean									
0177	DOG KENNEL(VACANT)		156	1987	4/26/2011	$0	$0	$0		$11,700	
	#1 Prison Road	Jean									
	Report Totals.....:		**169,883**			**$4,505,050**	**$8,608,238**	**$250,150**	**$13,363,438**	**$46,848,650**	**29%**

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SOUTHERN NEVADA CORRECTIONAL CENTER SITE

BUILDING REPORT

The Southern Nevada Correctional Center is located 30 miles south of Las Vegas and east of Interstate 15 in Jean, Nevada. The correctional center opened in January 1978 and closed in September 2000 when the High Desert State Prison opened. It subsequently has open and closed twice since 2000 and was currently closed during the 2011 site visit. The institution has 7 housing units, one medical unit, an administration building which includes the visiting, central control and administrative areas, two education buildings, a culinary and dining facility, a laundry building, maintenance shops, dog kennel, two guard towers and an automotive service shop. The complex totals approximately 170,182 square feet of space. There is ADA compliant parking for visitors and a route of travel to the visitation building but the signage needs to be improved.
There are also some ADA accessible routes inside of the facility which access Housing Unit No. 6 but not to all programs which may exist when full operations are implemented.
Water service is provided via a city well which is pumped to a large water storage tank. Both the domestic and fire sprinkler waterlines have backflow prevention. The site is basically all electric with diesel fuel fired boilers and emergency generator.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $3,395,000**

Currently Critical **Immediate to Two Years**

Project Index #: 9994SIT5

FACILITY START-UP / RECOMMISSIONING

Construction Cost $3,380,000

The Southern Nevada Correctional Center was vacant during the survey of 2011. During the site visit to all of the buildings, there were numerous plumbing leaks, damaged plumbing fixtures and active water leaks. The central plant was running at minimum capacity and some of the buildings' HVAC components had not been in service since the closure of the prison. This project would provide for anticipated start-up costs and recommissioning of the entire facility including complete HVAC, plumbing and waste line testing and repairs, culinary ansul fire protection and cooking equipment start-up and inspection, and fire protection system testing and inspection. The possible replacement of existing HVAC equipment in the central plant is not included in this estimate as it is unknown. Actual fixture replacement of plumbing fixtures and cooking equipment is not included in this project as it is unknown until facility is opened again. Projects for plumbing fixture replacement are addressed in the individual building project reports and mostly address replacement of porcelain fixtures with stainless steel. Kitchen equipment replacement is addressed in the individual building report This is a budgetary allowance for anticipated costs associated with the start-up and preoccupancy of the facility. Any potential leaks or damage to the underground hot water loop, domestic water and waste lines in unknown due to facility not being in operation.
This project is a priority one project and will need to be done prior to occupancy.

Project Index #: 9994ELE2

TRANSFORMER AND DISTRIBUTION PANELS SERVICE

Construction Cost $15,000

Southern Nevada Correctional Center opened in 1978. There is evidence of deterioration on the transformer cabinets and main distribution panels site wide. There are no records of inspection or servicing of these electrical items. It is highly recommended that these items be serviced on an annual basis. This project would provide for a photo infrared inspection and servicing of all the transformer and main distribution panels. Other projects may be developed from the results of the inspections.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $426,000**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 9994SIT2

ASPHALT CONCRETE REPLACEMENT **Construction Cost $400,000**

The access road and the parking area around the Maintenance and Auto Shop area is in poor condition and has significant alligatoring and large cracks. The paving has deteriorated to the point that it is no longer viable to re-seal. This project would provide for the removal and disposal of the existing A.C. paving and installation of 80,000 square feet of A.C. paving over a compacted sub-base. This estimate includes striping for parking areas and safety zones and excludes the main public / employee parking area.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 9994ELE3

HIGH MAST LAMP REPLACEMENT **Construction Cost $5,000**

There are 10 high mast security light poles throughout the facility that have 8 security lamps each. A lot of these lamps were burned out at the time of the survey and should be scheduled for replacement. This project provides for the purchase and installation of 80 security lamps for the high mast light poles. The cost includes removal and disposal of the existing lamps.

Project Index #: 9994PLM1

PLUMBING SCOPE SERVICE **Construction Cost $6,000**

The plumbing supply lines and sewer lines should be thoroughly inspected prior to reoccupying the facility. After being abandoned, many problems can occur with the plumbing including breaks from shifting soils, blockages or deterioration from rust. It is recommended to have the piping scoped with a camera to determine whether there are any problems with the lines.

Project Index #: 9994SIT4

SITE DRAINAGE IMPROVEMENTS **Construction Cost $15,000**

The buildings across the site have visible damage to the exterior walls and foundations from improper drainage. There are many areas where the grade does not slope away from the buildings allowing water to pool up against the walls. These areas show visible water damage to the stucco and will continue to cause damage. This project would create positive flow away from the buildings by regrading and installing French drains as needed.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$3,395,000**
Priority Class 2:	**$426,000**
Priority Class 3:	**$0**
Grand Total:	**$3,821,000**

SALLY PORT(VACANT)

BUILDING REPORT

The Sally Port building is a painted concrete masonry unit structure with a single-ply membrane roof on a concrete slab-on-grade foundation. The building is unoccupied and no longer is being used. It is in poor shape with damaged doors, windows and a void where the HVAC packaged unit was once located.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $2,139**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2567EXT3

EXTERIOR DOOR REPAIRS **Construction Cost $500**

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around one exterior door.

Project Index #: 2567EXT2

EXTERIOR FINISHES **Construction Cost $405**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2567INT2

FLOORING REPLACEMENT **Construction Cost $729**

The VCT (vinyl composite tile) flooring in the building is worn and damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

Project Index #: 2567INT1

INTERIOR FINISHES **Construction Cost $405**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 2567ENR1

LIGHTING REPLACEMENT **Construction Cost $100**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Any electrical wiring upgrades are not included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**81**
Year Constructed:	**1976**
Exterior Finish 1:	**50 % Painted CMU**
Exterior Finish 2:	**50 % Glazing**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Concrete Masonry and Wood**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$26.41**
Priority Class 2:	**$2,139**	**Total Facility Replacement Construction Cost:**	**$16,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$2,139**	**FCNI:**	**13%**

GUARD TOWER 2(VACANT)

BUILDING REPORT

The Guard Tower 2 is a wood and steel framed structure with T1-11 siding, asphalt composition roof on a concrete slab-on-grade foundation. The building's interior contains a sink and a toilet for use by staff when occupied, painted gypsum board, windows and an observation deck. The tower is in fair shape and was vacant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $1,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0195SFT1

EXIT SIGN AND EGRESS LIGHTING UPGRADE

Construction Cost $1,000

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $36,972**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0195PLM1

2" BACKFLOW ASSEMBLY

Construction Cost $15,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0195EXT3

EXTERIOR DOOR REPAIRS

Construction Cost $500

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around one exterior door.

Project Index #: 0195EXT2

EXTERIOR FINISHES

Construction Cost $4,500

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0195INT3

FLOORING REPLACEMENT **Construction Cost $2,592**

The VCT (vinyl composite tile) flooring in the Guard Tower is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

Project Index #: 0195HVA1

HVAC REPLACEMENT **Construction Cost $3,500**

The building is conditioned by one wall-mounted packaged heating and cooling unit. It is reaching the end of its useful and expected life. This project would provide for a new packaged unit to be installed including all required connections to utilities. The estimate includes removal and disposal of the old unit.
This project or a portion there of was previously recommended in the FCA report dated and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0195INT2

INTERIOR FINISHES **Construction Cost $4,500**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0195ENR1

LIGHTING UPGRADE **Construction Cost $1,000**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed where appropriate for additional savings. Any electrical wiring upgrades are not included in this estimate.

Project Index #: 0195PLM3

PLUMBING FIXTURES REPLACEMENT **Construction Cost $1,500**

The existing water closet and sink are reaching the end of their expected life. They are worn and damaged from many years of use and should be scheduled for replacement. This project would provide for the installation of a new water closet and sink including all plumbing parts and connections. Removal and disposal of the old fixtures is included in this estimate.

Project Index #: 0195EXT1

ROOF REPLACMENT **Construction Cost $2,880**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. Interior ceiling stains and exterior soffit stains indicate that there are active leaks. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.
This project or a portion there of was previously recommended in the FCA report dated and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0195PLM4

WATER HEATER REPLACEMENT **Construction Cost $1,000**

There is a 10 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**288**
Year Constructed:	**1982**
Exterior Finish 1:	**100 % Painted T1-11 Wood**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Wood and Steel Framing**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$1,000**	**Project Construction Cost per Square Foot:**	**$131.85**
Priority Class 2:	**$36,972**	**Total Facility Replacement Construction Cost:**	**$288,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$1,000**
Grand Total:	**$37,972**	**FCNI:**	**13%**

GUARD TOWER 1(VACANT)

BUILDING REPORT

The Guard Tower 1 is a wood and steel framed structure with T1-11 siding, asphalt composition roof on a concrete slab-on-grade foundation. The building's interior contains a sink and a toilet for use by staff when occupied, painted gypsum board, windows and an observation deck. The tower is in fair shape and vacant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $1,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0194SFT1

EXIT SIGN AND EGRESS LIGHTING UPGRADE

Construction Cost $1,000

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $36,972**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0194PLM1

2" BACKFLOW ASSEMBLY

Construction Cost $15,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0194EXT2

EXTERIOR DOOR REPAIRS

Construction Cost $500

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around one exterior door.

Project Index #: 0194EXT1

EXTERIOR FINISHES

Construction Cost $4,500

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0194INT3

FLOORING REPLACEMENT **Construction Cost $2,592**

The VCT (vinyl composite tile) flooring in the Guard Tower is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base.

Project Index #: 0194HVA1

HVAC REPLACEMENT **Construction Cost $3,500**

The building is conditioned by one wall-mounted packaged heating and cooling unit. It is reaching the end of its useful and expected life. This project would provide for a new packaged unit to be installed including all required connections to utilities. The estimate includes removal and disposal of the old unit.
This project or a portion there of was previously recommended in the FCA report dated and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0194INT2

INTERIOR FINISHES **Construction Cost $4,500**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0194ENR1

LIGHTING UPGRADE **Construction Cost $1,000**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed where appropriate for additional savings. Any electrical wiring upgrades are not included in this estimate.

Project Index #: 0194PLM3

RESTROOM FIXTURES REPLACEMENT **Construction Cost $1,500**

The existing water closet and sink are reaching the end of their expected life. They are worn and damaged from many years of use and should be scheduled for replacement. This project would provide for the installation of a new water closet and sink including all plumbing parts and connections. Removal and disposal of the old fixtures is included in this estimate.

Project Index #: 0194EXT3

ROOF REPLACEMENT **Construction Cost $2,880**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. Interior ceiling stains and exterior soffit stains indicate that there are active leaks. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.
This project or a portion there of was previously recommended in the FCA report dated and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0194PLM4

WATER HEATER REPLACEMENT **Construction Cost $1,000**

There is a 10 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**288**
Year Constructed:	**1982**
Exterior Finish 1:	**100 % Painted T1-11 Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Wood and Steel Framing**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$1,000**	**Project Construction Cost per Square Foot:**	**$131.85**
Priority Class 2:	**$36,972**	**Total Facility Replacement Construction Cost:**	**$288,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$1,000**
Grand Total:	**$37,972**	**FCNI:**	**13%**

MAINTENANCE SHOP(VACANT)

BUILDING REPORT

The Maintenance Building is a concrete masonry unit structure with a single-ply roof system on a concrete slab-on-grade foundation. The facility contains a shop area and support offices for facility maintenance personnel including a storage mezzanine and a non-ADA compliant restroom. It has a fire alarm system but no sprinklers and the HVAC systems consists of roof mounted evaporative coolers and electrical heating units. The building is in good shape and staff still uses this structure during closure of the prison.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $65,500**

Currently Critical **Immediate to Two Years**

Project Index #: 0193ADA2

ADA RESTROOM REMODEL

Construction Cost $15,000

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0193SFT4

EMERGENCY EYE WASH STATION

Construction Cost $3,000

The building has outdated containers of eye wash solution. Where the eyes or body of any person may be exposed to injurious corrosive materials, suitable facilities for quick drenching or flushing of the eyes and body shall be provided within the work area for immediate emergency use, reference OSHA 1910.151(c). This project would provide funding for the purchase and installation of an emergency eye and body wash station.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0193ADA1

LEVER ACTION HARDWARE INSTALLATION

Construction Cost $2,000

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0193SFT7

PIPE BOLLARD INSTALLATION

Construction Cost $2,000

The Maintenance Shop has two sectional overhead doors. These areas are in need of bollards to protect the building. This project would provide funding for 4 eight inch diameter bollards to be located on each side of the sectional overhead doors at the exterior.

Project Index #: 0193EXT1

ROOF REPLACEMENT **Construction Cost $38,500**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0193INT1

STRUCTURAL ASSESSMENT **Construction Cost $5,000**

A second floor area was added to this building accessed via two different wooden staircases. There is no record of a CIP project for this work or of any structural evaluations having been conducted. This project recommends that a licensed engineer perform a structural investigation to assess the load bearing capacity of the structure. Future projects would be based on this report.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $78,525

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0193PLM1

2" BACKFLOW ASSEMBLY **Construction Cost $15,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0193HVA1

EXHAUST FAN INSTALLATION - WELDING AREA **Construction Cost $15,000**

The building has a welding area. Depending on what type of material is being welded, it may require a local hood and ventilation system. This project would provide funding for the engineering, exhaust fan, ducting, electrical connections, installation and repairs to the roof as required. OSHA 1910.252(3) was referenced for this project.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0193SFT2

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $2,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0193EXT5

EXTERIOR DOOR REPAIRS **Construction Cost $1,000**

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around two exterior doors.

Project Index #: 0193EXT4

EXTERIOR FINISHES **Construction Cost $19,250**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0193INT3

INTERIOR FINISHES **Construction Cost $7,700**

The interior finishes are in fair condition. It is recommended that the painted gypsum board interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0193INT2

JANITORS CLOSET REPAIRS **Construction Cost $2,800**

The mop sinks in the Janitor Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. Typical of two Janitor Closets.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0193ENR1

LIGHTING UPGRADE **Construction Cost $5,775**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0193EXT3

OVERHEAD COILING DOOR REPLACEMENT **Construction Cost $10,000**

There are two 10'x12' overhead coiling doors which are damaged and do not function properly. Exposure and wind have caused the doors to bend, crack and lose their finish. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with new manually operated overhead coiling doors.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $1,250**

Long-Term Needs **Four to Ten Years**

Project Index #: 0193PLM3

WATER HEATER REPLACEMENT **Construction Cost $1,250**

There is a 30 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4-5 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**3,850**
Year Constructed:	**1978**
Exterior Finish 1:	**100 % Concrete Masonry U**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**70 % S-2**
IBC Occupancy Type 2:	**30 % B**
Construction Type:	**Concrete Masonry and Steel**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$65,500**	**Project Construction Cost per Square Foot:**	**$37.73**
Priority Class 2:	**$78,525**	**Total Facility Replacement Construction Cost:**	**$962,000**
Priority Class 3:	**$1,250**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$145,275**	**FCNI:**	**15%**

AUTO MAINT SHOP/WAREHOUSE(VACANT)

BUILDING REPORT

The Auto Maintenance Shop/Warehouse building is a concrete masonry unit structure with a single-ply roof system on a concrete slab-on-grade foundation. The building contains a shop area for equipment maintenance and repair, and general storage. There is a mezzanine inside used as a storage area. There are non-ADA compliant restrooms and the facility does not have a fire sprinkler system. The structure is in good shape and vacant. Some minor remodeling was done to accommodate Clark County School District classes which used to be taught there according to staff.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $78,750**

Currently Critical **Immediate to Two Years**

Project Index #: 0192ADA3

ADA RESTROOM REMODEL **Construction Cost $15,000**

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0192ADA1

ADA SIGNAGE **Construction Cost $1,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0192SFT2

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $2,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0192SFT6

HANDRAIL INSTALLATION **Construction Cost $750**

There are two steps leading from one bay to the next that do not have handrails. This project recommends the installation of handrails on both sides of the stairs, with proper returns and supports. NRS 338.180, 2006 IBC Chapter 10, Section 1012, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0192SFT7

INTERIOR LANDING INSTALLATION **Construction Cost $1,000**

There is an out-swinging interior door in the building which swings out over a step and does not have a landing. This does not comply with 2006 IBC Section 1008.1 which requires a proper landing and for the landing to be not more than 1/2" below the threshold. This project would provide for the installation of a compliant landing for the door.

Project Index #: 0192ADA2

LEVER ACTION HARDWARE INSTALLATION **Construction Cost $3,000**

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0192SFT5

MEZZANINE REMOVAL **Construction Cost $5,000**

The second floor mezzanine appears to be constructed without building permits or structural calculations. Since the mezzanine is now enclosed, it does not meet the building code's definition of a mezzanine. The area also does not have proper ventilation, smoke detectors or compliant stairs and railings. This project would provide funding for the removal of the second floor mezzanine and stairs.

Project Index #: 0192SFT4

VEHICLE EXHAUST EXTRACTION SYSTEM **Construction Cost $50,000**

The Auto Maintenance Shop has no exhaust extraction system to remove toxic exhaust fumes. In enclosed areas where motor vehicles operate, mechanical ventilation shall be provided per the 2006 IBC 406.6.3 and UMC 502.14. This project would provide for the purchase and installation of a vehicle exhaust extraction system including, hoses, automatic shut off, electrical connections and roof mounted exhaust fans and equipment as provided by manufacturer.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $112,745**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0192PLM1

2" BACKFLOW ASSEMBLY **Construction Cost $15,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0192EXT5

EXTERIOR DOOR REPAIRS **Construction Cost $1,500**

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around three exterior doors.

Project Index #: 0192INT2

INTERIOR FINISHES **Construction Cost $25,150**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0192ELE1

LIGHTING UPGRADE **Construction Cost $7,545**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0192EXT2

OVERHEAD COILING DOOR REPLACEMENT **Construction Cost $12,000**

There are two 10'x14' overhead coiling doors which are damaged and do not function properly. Exposure and wind have caused the doors to bend, crack and lose their finish. They are original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling doors and replacement with new manually operated overhead coiling doors.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0192EXT1

ROOF REPLACEMENT **Construction Cost $50,300**

The single-ply roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0192PLM3

WATER HEATER REPLACEMENT **Construction Cost $1,250**

There is a 30 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $25,150**

Long-Term Needs **Four to Ten Years**

Project Index #: 0192EXT4

EXTERIOR FINISHES **Construction Cost $25,150**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting and sealing the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**5,030**
Year Constructed:	**1978**
Exterior Finish 1:	**100 % Concrete Masonry U**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % S-1**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Concrete Masonry and Steel**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$78,750**	**Project Construction Cost per Square Foot:**	**$43.07**
Priority Class 2:	**$112,745**	**Total Facility Replacement Construction Cost:**	**$1,258,000**
Priority Class 3:	**$25,150**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$216,645**	**FCNI:**	**17%**

LAUNDRY & DRY CLEANING(VACANT)

BUILDING REPORT

The Laundry and Dry Cleaning building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade. The interior is a mix of painted CMU and gypsum board. The building was vacant and the boiler for the laundry operations has been completely removed.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $82,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0191ADA2

ADA RESTROOM UPGRADE **Construction Cost $15,000**

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirror, fixtures, flooring and paint. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0191ADA1

ADA SIGNAGE **Construction Cost $750**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0191SFT4

DISCONNECT AIR COMPRESSOR **Construction Cost $500**

The air compressor in the boiler room is still connected to power. With no boiler in the building, it is recommended to disconnect the compressor to prevent any accidents.

Project Index #: 0191SFT1

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $750**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0191HVA1

STEAM BOILER REPLACEMENT **Construction Cost $65,000**

The steam boiler that powers the laundry equipment has been removed for use at an occupied facility. This project would provide for the installation of a new electric steam boiler including all required connections to utilities and equipment. The estimate is based on a 518 KW, 1768 electric steam boiler. The existing chemical water treatment system will need to be tested and adjusted once equipment is operational. $2,000 is included in this estimate for testing of chemical water treatment system.
This project or a portion there of was previously recommended in the FCA report dated 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $72,000**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0191PLM1

2" BACKFLOW ASSEMBLY **Construction Cost $15,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0191EXT3

EXTERIOR DOOR REPAIRS **Construction Cost $3,000**

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around six exterior doors.

Project Index #: 0191EXT4

EXTERIOR FINISHES **Construction Cost $14,400**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. There are areas where the stucco is damaged from equipment hitting the walls and leaks from the rooftop HVAC equipment. This project includes funds to repair the damaged areas prior to painting. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0191INT3

INTERIOR FINISHES **Construction Cost $12,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0191INT2

LIGHTING UPGRADE **Construction Cost $3,600**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0191EXT2

ROOF REPLACEMENT **Construction Cost $24,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.
This project or a portion there of was previously recommended in the FCA report dated 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

BUILDING INFORMATION:

Gross Area (square feet):	**2,400**
Year Constructed:	**1978**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % F-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry & Wood**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$82,000**	**Project Construction Cost per Square Foot:**	**$64.17**
Priority Class 2:	**$72,000**	**Total Facility Replacement Construction Cost:**	**$600,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$154,000**	**FCNI:**	**26%**

CULINARY/DINING/CENTRAL PLANT(VACANT)

BUILDING REPORT

The Culinary / Dining / Central Plant building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade. The facility contains food service and preparation areas, food storage, dining and the central plant which serves the majority of the buildings' HVAC systems on the site. During the survey of 2011, the majority of the kitchen equipment had been removed and the building was vacant. Only minimal operations of the central plant boilers was occurring. It also is not ADA compliant and the fire sprinkler system is old and only covers certain areas of the building.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $81,500**

Currently Critical **Immediate to Two Years**

Project Index #: 0190ADA1

ADA SIGNAGE

Construction Cost $2,000

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0190ADA3

ADA UPGRADES - DINING

Construction Cost $25,000

The building is lacking an accessible path of travel through the interior, the ramp in the Dining area is not compliant and there are no accessible dining tables installed. The building is used for serving inmates meals and is required to have accessible facilities per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible path of travel, ramp from the dining area to the service line and an accessible dining table in the building. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0190ADA2

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Construction Cost $4,000

This building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0190SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION/ UPGRADE

Construction Cost $49,000

The building has a floor area greater than 12,000 square feet. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention for the areas not currently sprinklered in the event the building is remodeled or an addition is undertaken.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0190SFT4

SMOKE DETECTOR UPGRADE **Construction Cost $1,500**

There are several missing smoke detectors in the building and additional detectors should be provided as well. This project provides for replacing the older existing units and installing new units where required. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the building wiring with a battery backup.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $686,500**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0190PLM1

2" BACKFLOW ASSEMBLY, VAULT, AND POWER **Construction Cost $15,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0190ELE1

ELECTRICAL SYSTEM UPGRADE **Construction Cost $140,000**

The electrical systems for this building are at their maximum capacity, and a number of outlets are overloaded with extension cords and other hazardous conditions. As time has progressed, the buildings electrical demand and systems have changed. It is utilized to its current maximum potential. This project would provide additional capacity for equipment, outlets, switches and general demand electricity and lighting. It is recommended the entire system be upgraded to meet the evolving needs of the building.
This project or a portion there of was previously recommended in the FCA report dated 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0190HVA1

EVAPORATIVE COOLER REPLACEMENT **Construction Cost $12,000**

Four evaporative coolers are installed on the roof of this building. They are severely scaled and have reached the end of their useful and expected life. This project would provide for four new evaporative coolers to be installed including all required connections to utilities. The estimate includes removal and disposal of the old coolers.

Project Index #: 0190HVA2

EXHAUST FAN REPLACEMENT **Construction Cost $15,000**

The existing roof-mounted exhaust fans that serve the restrooms are original equipment and have reached the end of their expected life. The exhaust duct intake grills have been damaged and should be replaced. This project would provide for the removal of the existing grills and exhaust fan assemblies and the purchase and installation of new grills and exhaust fan assemblies including connections to utilities.

Project Index #: 0190SFT1

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $7,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0190EXT4

EXTERIOR DOOR REPAIRS **Construction Cost $7,500**

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around fifteen exterior doors.

Project Index #: 0190EXT5

EXTERIOR FINISHES **Construction Cost $84,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. There are areas where the stucco is damaged from equipment hitting the walls and leaks from the rooftop HVAC equipment. This project includes funds to repair the damaged areas prior to painting. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0190INT1

INTERIOR FINISHES **Construction Cost $70,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0190CUL1

KITCHEN EQUIPMENT REPLACEMENT **Construction Cost $150,000**

Most of the kitchen cooking equipment has been removed from the building to supply occupied facilities. The equipment that is still installed is original to the building and has reached the end of its lifetime. It is recommended that the equipment be scheduled for replacement in the next two to three years, including ovens and hoods, grills, sinks and dishwashers. This project provides for the removal and disposal of the existing equipment and replacement with new equipment. The propane tanks have been removed from the site. If any propane fired equipment is installed, additional costs must be included for the purchase and installation of the propane system.

Project Index #: 0190INT2

LIGHTING UPGRADE **Construction Cost $21,000**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0190ADA4

RESTROOM REMODEL **Construction Cost $25,000**

The water closets and the lavatories in the five restrooms throughout the building are worn from many years of use and being idle due to multiple closures. It is recommended that all fixtures be replaced with new units. At least two of the new units and restroom layouts are also required to comply with ADA requirements. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0190EXT3

ROOF REPLACEMENT **Construction Cost $140,000**

The single-ply roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

BUILDING INFORMATION:

Gross Area (square feet):	**14,000**
Year Constructed:	**1976**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**70 % I-3**
IBC Occupancy Type 2:	**30 % H-4**
Construction Type:	**Concrete Masonry and Wood**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**50 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$81,500**	**Project Construction Cost per Square Foot:**	**$54.86**
Priority Class 2:	**$686,500**	**Total Facility Replacement Construction Cost:**	**$4,200,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$768,000**	**FCNI:**	**18%**

MEDICAL UNIT 8(VACANT)

BUILDING REPORT

The Medical Unit 8 building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade foundation. The facility is a housing unit for inmates with medical issues and includes exam rooms, dental services and doctor offices. The building has an accessible shower and restroom and is fully sprinklered. The building was vacant at the time of the survey and in fair condition.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $56,500**

Currently Critical **Immediate to Two Years**

Project Index #: 0188ADA6

ADA ACCESSIBLE COUNTER

Construction Cost $1,000

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The admitting station has a service counter for the inmates and staff to approach which does not meet current codes. Section 7.2 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that the counter must have a portion which is at least 36" in length with a maximum height of 36" above the finish floor. This project will provide an accessible counter space in accordance with this requirement. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0188ADA7

ADA RESTROOM REMODELS

Construction Cost $30,000

The accessible restrooms in the building are not completely compliant and do not have stainless steel, institutional-grade equipment. A complete retrofit is necessary. This project would provide funding for remodeling the four Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint including that the fixtures are institutional-grade, stainless steel fixtures. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0188ADA3

ADA SIGNAGE

Construction Cost $2,000

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0188ADA2

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Construction Cost $4,000

This building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0188SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $3,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0188ADA1

LEVER ACTION HARDWARE INSTALLATION **Construction Cost $15,000**

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0188ENV1

PEST CONTROL **Construction Cost $1,500**

There are rodent droppings and signs of infestation throughout this building. Due to the potential risk of disease, this project provides for treatment and clean up of the rodent droppings by a licensed pest control vendor.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $213,475**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0188PLM1

2" BACKFLOW ASSEMBLY **Construction Cost $15,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0188SEC1

CONTROL PANEL AND LOCKS REPLACEMENT **Construction Cost $75,000**

Problems exist with the door control panel and door locks for the controlled doors. The panel and locks are original equipment and should be scheduled for replacement. Buttons on the panel do not work or get stuck frequently and the door locks are not consistently responsive to the panel. Repairs to the control panel and locks are difficult because replacement parts are no longer being manufactured for the units. Improper operation will cause security risks to the staff and inmates. It is recommended that the door control panel and 10 door locks be replaced.

Project Index #: 0188ELE1

EXHAUST FAN REPLACEMENT **Construction Cost $3,750**

The existing roof-mounted exhaust fans that serve restroom and shower areas are original equipment and have reached the end of their expected life. The exhaust duct intake grills have been damaged and should be replaced. This project would provide for the removal of the existing grills and exhaust fan assemblies and the purchase and installation of new grills and exhaust fan assemblies including connections to utilities.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0188EXT4

EXTERIOR DOOR REPAIRS **Construction Cost $5,000**

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around ten exterior doors.

Project Index #: 0188EXT3

EXTERIOR FINISHES **Construction Cost $25,750**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0188INT3

INTERIOR FINISHES **Construction Cost $25,750**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0188ENR1

LIGHTING UPGRADE **Construction Cost $7,725**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0188EXT2

ROOF REPLACEMENT **Construction Cost $51,500**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 3-4 years to be consistent with the roofing program and the end of the warranty period.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0188ELE2

ROOFTOP SECURITY LIGHT REMOVAL **Construction Cost $2,500**

The building has roof-mounted security lights that have been superseded by the installation of a high-mast security lighting system. This project will provide funding for the removal of the fixtures, conduit and associated wiring removed back to the panel. This will free up capacity for other electrical needs in the buildings.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0188PLM3

WATER HEATER REPLACEMENT **Construction Cost $1,500**

There is a 30 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**5,150**
Year Constructed:	**1976**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry and Wood**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$56,500**	**Project Construction Cost per Square Foot:**	**$52.42**
Priority Class 2:	**$213,475**	**Total Facility Replacement Construction Cost:**	**$1,416,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$269,975**	**FCNI:**	**19%**

HOUSING UNIT 7(VACANT)

BUILDING REPORT

The Housing Unit 7 building is a concrete masonry unit (CMU) and reinforced concrete structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade. This housing unit contains an A and B wing each with restroom facilities, utility room and a central control room. This unit has a mix stainless steel fixtures in the cells. The building was vacant at the time of the 2011 survey and numerous water leaks were observed coming from the cell area plumbing fixtures. This is the only housing unit with an elevator which is not operational.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $65,250**

Currently Critical **Immediate to Two Years**

Project Index #: 0187ADA6

ADA UPGRADES **Construction Cost $35,000**

3% of the cells in each housing unit are required to comply with ADA accessibility guidelines. This unit does not have any accessible cells, showers, drinking fountains or path of travel through the unit. This project would provide for 2 accessible cells, 1 accessible shower, 2 accessible drinking fountains, a compliant path of travel from the entrance of the building to these areas and any other necessary upgrades. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0187ELE3

ELECTRICAL REPAIRS **Construction Cost $1,500**

There are several electrical boxes throughout the building that are missing faceplates and are not secured properly. At least one box is hanging off the wall and has exposed wires. This creates a safety issue especially when making repairs or upgrades. This project would provide minor electrical repairs including adding cover plates and properly securing electrical boxes to the walls.

Project Index #: 0187ELE2

EXHAUST FAN REPLACEMENT **Construction Cost $3,750**

The existing roof-mounted exhaust fans that serve restroom and shower areas are original equipment and have reached the end of their expected life. The exhaust duct intake grills have been damaged and should be replaced. This project would provide for the removal of the existing grills and exhaust fan assemblies and the purchase and installation of new grills and exhaust fan assemblies including connections to utilities.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0187SFT5

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $2,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0187ADA1

LEVER ACTION HARDWARE INSTALLATION **Construction Cost $3,000**

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0187INT1

REPAIR ELEVATOR **Construction Cost $20,000**

This building has an elevator, but it has been out of service for some time, and it does not comply with ADA standards. This project would provide funding to repair the elevator to improve maintenance, facilitate control of this building and comply with the ICC/ANSI A117.1998 Section 407. These repairs are to include but not limited to updating the control panel, door reversing light beams, call button, hall station upgrades, and a hands-free telephone.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $909,435

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0187PLM4

2" BACKFLOW ASSEMBLY **Construction Cost $15,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0187ADA5

ADA SIGNAGE **Construction Cost $3,000**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0187SFT4

CONTROL PANEL AND LOCKS REPLACEMENT **Construction Cost $375,000**

Problems exist with the door control panel and door locks for the cells. The panel and locks are original equipment and should be scheduled for replacement. Buttons on the panel do not work or get stuck frequently and the door locks are not consistently responsive to the panel. Repairs to the control panel and locks are difficult because replacement parts are no longer being manufactured for the units. Improper operation will cause security risks to the staff and inmates. It is recommended that the door control panel and 50 door locks be replaced.

Project Index #: 0187EXT5

EXTERIOR DOOR REPAIRS **Construction Cost $2,500**

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around five exterior doors.

Project Index #: 0187EXT4

EXTERIOR FINISHES **Construction Cost $90,450**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0187INT3

INTERIOR FINISHES **Construction Cost $90,450**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0187INT4

LIGHTING UPGRADE **Construction Cost $27,135**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0187PLM6

PLUMBING FIXTURE REPLACEMENT **Construction Cost $125,000**

Approximately half of the plumbing fixtures in the cells are separate porcelain wall hung lavatories and water closets. These units are in poor condition and should be replaced with stainless steel fixtures designed for correctional facilities. This project would provide for the removal and replacement of the old porcelain plumbing fixtures with new stainless steel fixtures. The estimate is based on installing a 50 separate water closets and sinks in the same place as the existing porcelain fixtures. If combination style units are feasible to install, there may be a cost savings on the materials, but additional work to install.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0187EXT3

ROOF REPLACEMENT **Construction Cost $180,900**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 3-4 years to be consistent with the roofing program and the end of the warranty period.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $6,000**

Long-Term Needs **Four to Ten Years**

Project Index #: 0187PLM5

WATER HEATER REPLACEMENT **Construction Cost $6,000**

There are two 120 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4-5 years. It is recommended that two new electric water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

BUILDING INFORMATION:

Gross Area (square feet):	**18,090**
Year Constructed:	**1976**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry, Concrete and Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$65,250**	**Project Construction Cost per Square Foot:**	**$54.21**
Priority Class 2:	**$909,435**	**Total Facility Replacement Construction Cost:**	**$4,975,000**
Priority Class 3:	**$6,000**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$980,685**	**FCNI:**	**20%**

RECREATION / GYM(VACANT)

BUILDING REPORT

The Recreation building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade foundation. The facility contains a gymnasium area, small recreation rooms and offices, and a gun post. The building is not ADA compliant and does not have fire protection. The facility is in poor shape with some glazing panels missing from the upper level observation rooms, and visible water leaks in the restroom / shower area.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $142,400**

Currently Critical **Immediate to Two Years**

Project Index #: 0186ADA5

ADA RESTROOM / SHOWER REMODEL **Construction Cost $30,000**

The existing restroom and shower area is in poor condition and does not meet ADA accessibility standards. This project would provide for the remodeling of the restroom / shower area including new floor tile and wall finishes, fixtures and providing ADA compliance. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0186ADA1

ADA SIGNAGE **Construction Cost $2,000**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0186ADA2

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $4,000**

This building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0186SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $89,600**

The building has a floor area greater than 12,000 square feet. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0186ADA4

LEVER ACTION HARDWARE INSTALLATION **Construction Cost $6,000**

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0186SFT4

WINDOW INSTALLATION **Construction Cost $10,800**

The upper level room overlooking the gymnasium is missing several window panels. A total of nine panels have been removed creating a safety hazard. It is recommended to reinstall the glazing panels. This estimate is for the purchase and installation 9-6'x5' security glazing panels.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $236,950**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0186PLM1

2" BACKFLOW ASSEMBLY **Construction Cost $15,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0186ELE2

ELECTRICAL REPAIRS **Construction Cost $1,500**

There are several electrical boxes throughout the building that are missing faceplates or have broken faceplates. This creates a safety issue especially when making repairs or upgrades. This project would provide minor electrical repairs including adding cover plates and properly securing electrical boxes to the walls.

Project Index #: 0186ELE1

EXHAUST FAN REPLACEMENT **Construction Cost $2,250**

The existing roof-mounted exhaust fans that serve restroom and shower areas are original equipment and have reached the end of their expected life. The exhaust duct intake grills have been damaged and should be replaced. This project would provide for the removal of the existing grills and exhaust fan assemblies and the purchase and installation of new grills and exhaust fan assemblies including connections to utilities.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0186SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $3,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0186EXT4

EXTERIOR DOOR REPAIRS **Construction Cost $2,500**

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around five exterior doors.

Project Index #: 0186EXT2

EXTERIOR FINISHES **Construction Cost $64,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0186ENR1

LIGHTING UPGRADE **Construction Cost $19,200**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0186EXT3

ROOF REPLACEMENT **Construction Cost $128,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 3-4 years to be consistent with the roofing program and the end of the warranty period.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0186ELE3

ROOFTOP SECURITY LIGHT REMOVEL **Construction Cost $1,500**

The building has roof-mounted security lights that have been superseded by the installation of a high-mast security lighting system. This project will provide funding for the removal of the fixtures, conduit and associated wiring removed back to the panel. This will free up capacity for other electrical needs in the buildings.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $150,000**

Long-Term Needs **Four to Ten Years**

Project Index #: 0186INT3

FLOORING REPLACEMENT **Construction Cost $150,000**

The composite flooring in the gymnasium and the VCT (vinyl composite tile) in the Gun Post are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of a new composite floor in the gymnasium and 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the Gun Post in the next 3-4 years.

BUILDING INFORMATION:

Gross Area (square feet):	**12,800**
Year Constructed:	**1976**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry and Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$142,400**	**Project Construction Cost per Square Foot:**	**$41.36**
Priority Class 2:	**$236,950**	**Total Facility Replacement Construction Cost:**	**$3,520,000**
Priority Class 3:	**$150,000**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$529,350**	**FCNI:**	**15%**

HOUSING UNIT 6(VACANT)

BUILDING REPORT

The Housing Unit 6 building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade foundation. This housing unit contains an A and B wing each with restroom facilities, utility room and a central control room. This unit has all stainless steel fixtures in the cells. This housing unit is the designated ADA accessible unit with ADA cells and showers as well as a route of travel into the building. Plumbing leaks were observed during the survey of 2011.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $3,500**

Currently Critical **Immediate to Two Years**

Project Index #: 0185ELE3

ELECTRICAL REPAIRS **Construction Cost $1,500**

There are some damaged light fixtures and several electrical boxes throughout the building that are missing faceplates. This creates a safety issue especially when making repairs or upgrades. This project would provide minor electrical repairs including adding cover plates and repairing the light fixtures.

Project Index #: 0185SFT3

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $2,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $806,025**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0185PLM2

2" BACKFLOW ASSEMBLY **Construction Cost $15,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0185ADA4

ADA SIGNAGE **Construction Cost $2,000**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0185SEC1

CONTROL PANEL AND LOCKS REPLACEMENT **Construction Cost $375,000**

Problems exist with the door control panel and door locks for the cells. The panel and locks are original equipment and should be scheduled for replacement. Buttons on the panel do not work or get stuck frequently and the door locks are not consistently responsive to the panel. Repairs to the control panel and locks are difficult because replacement parts are no longer being manufactured for the units. Improper operation will cause security risks to the staff and inmates. It is recommended that the door control panel and 50 door locks be replaced.

Project Index #: 0185ELE1

EXHAUST FAN REPLACEMENT **Construction Cost $3,750**

The existing roof-mounted exhaust fans that serve restroom and shower areas are original equipment and have reached the end of their expected life. The exhaust duct intake grills have been damaged and should be replaced. This project would provide for the removal of the existing grills and exhaust fan assemblies and the purchase and installation of new grills and exhaust fan assemblies including connections to utilities.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0185EXT5

EXTERIOR DOOR REPAIRS **Construction Cost $2,500**

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around five exterior doors.

Project Index #: 0185EXT6

EXTERIOR FINISHES **Construction Cost $69,250**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0185INT4

INTERIOR FINISHES **Construction Cost $69,250**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0185INT3

LIGHTING UPGRADE **Construction Cost $20,775**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0185PLM3

PLUMBING FIXTURE REPLACEMENT **Construction Cost $110,000**

Approximately half of the plumbing fixtures in the cells are separate porcelain wall hung lavatories and water closets. These units are in poor condition and should be replaced with stainless steel fixtures designed for correctional facilities. This project would provide for the removal and replacement of the old porcelain plumbing fixtures with new stainless steel fixtures. The estimate is based on installing a 44 separate water closets and sinks in the same place as the existing porcelain fixtures. If combination style units are feasible to install, there may be a cost savings on the materials, but additional work to install.

This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0185EXT4

ROOF REPLACEMENT **Construction Cost $138,500**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 3-4 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $6,000**

Long-Term Needs **Four to Ten Years**

Project Index #: 0185PLM4

WATER HEATER REPLACEMENT **Construction Cost $6,000**

There are two 120 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4-5 years. It is recommended that two new electric water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

BUILDING INFORMATION:

Gross Area (square feet):	**13,850**
Year Constructed:	**1978**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry and Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$3,500**	**Project Construction Cost per Square Foot:**	**$58.88**
Priority Class 2:	**$806,025**	**Total Facility Replacement Construction Cost:**	**$3,809,000**
Priority Class 3:	**$6,000**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$815,525**	**FCNI:**	**21%**

HOUSING UNIT 5(VACANT)

BUILDING REPORT

The Housing Unit 5 building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade. This housing unit contains an A and B wing each with restroom facilities, utility room and a central control room. This unit has a mix of stainless steel and porcelain sinks and toilets. A couple of cells have damaged or missing sinks and toilets and water was leaking from some fixtures during the 2011 survey.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $37,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0184ADA2

ADA UPGRADES

Construction Cost $35,000

3% of the cells in each housing unit are required to comply with ADA accessibility guidelines. This unit does not have any accessible cells, showers, drinking fountains or path of travel through the unit. This project would provide for 2 accessible cells, 1 accessible shower, 2 accessible drinking fountains, a compliant path of travel from the entrance of the building to these areas and any other necessary upgrades. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0184SFT3

EXIT SIGN AND EGRESS LIGHTING UPGRADE

Construction Cost $2,000

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $819,025**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0184PLM2

2" BACKFLOW ASSEMBLY

Construction Cost $15,000

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0184SEC1

CONTROL PANEL AND LOCKS REPLACEMENT **Construction Cost $375,000**

Problems exist with the door control panel and door locks for the cells. The panel and locks are original equipment and should be scheduled for replacement. Buttons on the panel do not work or get stuck frequently and the door locks are not consistently responsive to the panel. Repairs to the control panel and locks are difficult because replacement parts are no longer being manufactured for the units. Improper operation will cause security risks to the staff and inmates. It is recommended that the door control panel and 50 door locks be replaced.

Project Index #: 0184ELE1

EXHAUST FAN REPLACEMENT **Construction Cost $3,750**

The existing roof-mounted exhaust fans that serve restroom and shower areas are original equipment and have reached the end of their expected life. The exhaust duct intake grills have been damaged and should be replaced. This project would provide for the removal of the existing grills and exhaust fan assemblies and the purchase and installation of new grills and exhaust fan assemblies including connections to utilities.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0184EXT7

EXTERIOR DOOR REPAIRS **Construction Cost $2,500**

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around five exterior doors.

Project Index #: 0184EXT6

EXTERIOR FINISHES **Construction Cost $69,250**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0184INT4

INTERIOR FINISHES **Construction Cost $69,250**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0184INT3

LIGHTING UPGRADE **Construction Cost $20,775**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0184PLM5

PLUMBING FIXTURE REPLACEMENT **Construction Cost $125,000**

Approximately half of the plumbing fixtures in the cells are separate porcelain wall hung lavatories and water closets. These units are in poor condition and should be replaced with stainless steel fixtures designed for correctional facilities. This project would provide for the removal and replacement of the old porcelain plumbing fixtures with new stainless steel fixtures. The estimate is based on installing a 50 separate water closets and sinks in the same place as the existing porcelain fixtures. If combination style units are feasible to install, there may be a cost savings on the materials, but additional work to install.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0184EXT4

ROOF REPLACEMENT **Construction Cost $138,500**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 3-4 years to be consistent with the roofing program and the end of the warranty period.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $6,000**

Long-Term Needs **Four to Ten Years**

Project Index #: 0184PLM4

WATER HEATER REPLACEMENT **Construction Cost $6,000**

There are two 120 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4-5 years. It is recommended that two new electric water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

BUILDING INFORMATION:

Gross Area (square feet):	**13,850**
Year Constructed:	**1978**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry and Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$37,000**	**Project Construction Cost per Square Foot:**	**$62.24**
Priority Class 2:	**$819,025**	**Total Facility Replacement Construction Cost:**	**$3,809,000**
Priority Class 3:	**$6,000**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$862,025**	**FCNI:**	**23%**

HOUSING UNIT 4(VACANT)

BUILDING REPORT

The Housing Unit 4 building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade. This housing unit contains an A and B wing each with restroom facilities, utility room and a central control room. This unit has a mix of stainless steel and porcelain fixtures in the cells. Some of the plumbing fixtures were leaking at the time of the 2011 survey.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $37,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0183ADA1

ADA UPGRADES **Construction Cost $35,000**

3% of the cells in each housing unit are required to comply with ADA accessibility guidelines. This unit does not have any accessible cells, showers, drinking fountains or path of travel through the unit. This project would provide for 2 accessible cells, 1 accessible shower, 2 accessible drinking fountains, a compliant path of travel from the entrance of the building to these areas and any other necessary upgrades. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0183SFT3

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $2,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $822,025**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0183PLM3

2" BACKFLOW ASSEMBLY **Construction Cost $15,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0183SEC1

CONTROL PANEL AND LOCKS REPLACEMENT **Construction Cost $375,000**

Problems exist with the door control panel and door locks for the cells. The panel and locks are original equipment and should be scheduled for replacement. Buttons on the panel do not work or get stuck frequently and the door locks are not consistently responsive to the panel. Repairs to the control panel and locks are difficult because replacement parts are no longer being manufactured for the units. Improper operation will cause security risks to the staff and inmates. It is recommended that the door control panel and 50 door locks be replaced.

Project Index #: 0183ELE1

EXHAUST FAN REPLACEMENT **Construction Cost $3,750**

The existing roof-mounted exhaust fans that serve restroom and shower areas are original equipment and have reached the end of their expected life. The exhaust duct intake grills have been damaged and should be replaced. This project would provide for the removal of the existing grills and exhaust fan assemblies and the purchase and installation of new grills and exhaust fan assemblies including connections to utilities.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0183EXT7

EXTERIOR DOOR REPAIRS **Construction Cost $2,500**

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around five exterior doors.

Project Index #: 0183EXT6

EXTERIOR FINISHES **Construction Cost $69,250**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0183INT4

INTERIOR FINISHES **Construction Cost $69,250**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0183INT3

LIGHTING UPGRADE **Construction Cost $20,775**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0183PLM1

PLUMBING FIXTURE REPLACEMENT **Construction Cost $125,000**

Approximately half of the plumbing fixtures in the cells are separate porcelain wall hung lavatories and water closets. These units are in poor condition and should be replaced with stainless steel fixtures designed for correctional facilities. This project would provide for the removal and replacement of the old porcelain plumbing fixtures with new stainless steel fixtures. The estimate is based on installing a 50 separate water closets and sinks in the same place as the existing porcelain fixtures. If combination style units are feasible to install, there may be a cost savings on the materials, but additional work to install.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0183EXT4

ROOF REPLACEMENT **Construction Cost $138,500**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 3-4 years to be consistent with the roofing program and the end of the warranty period.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0183EXT5

WINDOW WEATHER-STRIPPING REPLACEMENT **Construction Cost $3,000**

The exterior glazing currently has metal window stops and weather-stripping that is rusted, damaged and is in need of replacement, especially at the main entrance to the housing unit at grade level. This project would provide for the removal and replacement of the window stops and weather-stripping. This estimate includes painting to match existing conditions.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $6,000**

Long-Term Needs **Four to Ten Years**

Project Index #: 0183PLM4

WATER HEATER REPLACEMENT **Construction Cost $6,000**

There are two 120 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4-5 years. It is recommended that two new electric water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

BUILDING INFORMATION:

Gross Area (square feet):	**13,850**
Year Constructed:	**1976**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry and Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$37,000**	**Project Construction Cost per Square Foot:**	**$62.46**
Priority Class 2:	**$822,025**	**Total Facility Replacement Construction Cost:**	**$3,809,000**
Priority Class 3:	**$6,000**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$865,025**	**FCNI:**	**23%**

HOUSING UNIT 3(VACANT)

BUILDING REPORT

The Housing Unit 3 building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade. This housing unit contains an A and B wing each with restroom facilities, utility room and a central control room. This unit has a mix of stainless steel and porcelain fixtures in the cells. Some plumbing fixtures were showing signs of leaking during the 2011 survey.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $87,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0182ADA1

ADA UPGRADES **Construction Cost $35,000**

3% of the cells in each housing unit are required to comply with ADA accessibility guidelines. This unit does not have any accessible cells, showers, drinking fountains or path of travel through the unit. This project would provide for 2 accessible cells, 1 accessible shower, 2 accessible drinking fountains, a compliant path of travel from the entrance of the building to these areas and any other necessary upgrades. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0182SFT4

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $2,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0182SFT3

REPLACE CELL PLUMBING FIXTURES **Construction Cost $50,000**

The plumbing fixtures in the A and B-wing cells are separate porcelain wall hung lavatories and water closets. These units are in poor condition and should be replaced with combination style stainless steel units designed for correctional facilities. This project would provide for the removal and replacement of the old porcelain plumbing fixtures with new stainless steel combination units.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $819,025**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0182PLM2

2" BACKFLOW ASSEMBLY **Construction Cost $15,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0182SEC1

CONTROL PANEL AND LOCKS REPLACEMENT **Construction Cost $375,000**

Problems exist with the door control panel and door locks for the cells. The panel and locks are original equipment and should be scheduled for replacement. Buttons on the panel do not work or get stuck frequently and the door locks are not consistently responsive to the panel. Repairs to the control panel and locks are difficult because replacement parts are no longer being manufactured for the units. Improper operation will cause security risks to the staff and inmates. It is recommended that the door control panel and 50 door locks be replaced.

Project Index #: 0182ELE1

EXHAUST FAN REPLACEMENT **Construction Cost $3,750**

The existing roof-mounted exhaust fans that serve restroom and shower areas are original equipment and have reached the end of their expected life. The exhaust duct intake grills have been damaged and should be replaced. This project would provide for the removal of the existing grills and exhaust fan assemblies and the purchase and installation of new grills and exhaust fan assemblies including connections to utilities.

This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0182EXT5

EXTERIOR DOOR REPAIRS **Construction Cost $2,500**

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around five exterior doors.

Project Index #: 0182EXT6

EXTERIOR FINISHES **Construction Cost $69,250**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0182INT4

INTERIOR FINISHES **Construction Cost $69,250**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0182INT3

LIGHTING UPGRADE **Construction Cost $20,775**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0182PLM5

PLUMBING FIXTURE REPLACEMENT **Construction Cost $125,000**

The plumbing fixtures in the cells are a mix of porcelain and stainless steel wall hung lavatories and water closets. These units are in poor condition and should be replaced with stainless steel fixtures designed for correctional facilities. This project would provide for the removal and replacement of the old porcelain plumbing fixtures with new stainless steel fixtures. The estimate is based on installing 50 separate water closets and sinks in the same place as the existing porcelain fixtures. If combination style units are feasible to install, there may be a cost savings on the materials, but additional work to install.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0182EXT4

ROOF REPLACEMENT **Construction Cost $138,500**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 3-4 years to be consistent with the roofing program and the end of the warranty period.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $6,000**

Long-Term Needs **Four to Ten Years**

Project Index #: 0182PLM4

WATER HEATER REPLACEMENT **Construction Cost $6,000**

There are two 120 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4-5 years. It is recommended that two new electric water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

BUILDING INFORMATION:

Gross Area (square feet):	**13,850**
Year Constructed:	**1976**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry and Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$87,000**	**Project Construction Cost per Square Foot:**	**$65.85**
Priority Class 2:	**$819,025**	**Total Facility Replacement Construction Cost:**	**$3,809,000**
Priority Class 3:	**$6,000**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$912,025**	**FCNI:**	**24%**

HOUSING UNIT 2(VACANT)

BUILDING REPORT

The Housing Unit 2 building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade. This housing unit contains an A and B wing each with restroom facilities, utility room and a central control room. This unit has a mix of stainless steel and porcelain fixtures in the cells. Some of the plumbing fixtures were showing signs of leaking during the 2011 survey.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $37,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0181ADA2

ADA UPGRADES **Construction Cost $35,000**

3% of the cells in each housing unit are required to comply with ADA accessibility guidelines. This unit does not have any accessible cells, showers, drinking fountains or path of travel through the unit. This project would provide for 2 accessible cells, 1 accessible shower, 2 accessible drinking fountains, a compliant path of travel from the entrance of the building to these areas and any other necessary upgrades. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0181SFT3

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $2,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $819,025**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0181PLM2

2" BACKFLOW ASSEMBLY **Construction Cost $15,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0181SEC1

CONTROL PANEL AND LOCKS REPLACEMENT **Construction Cost $375,000**

Problems exist with the door control panel and door locks for the cells. The panel and locks are original equipment and should be scheduled for replacement. Buttons on the panel do not work or get stuck frequently and the door locks are not consistently responsive to the panel. Repairs to the control panel and locks are difficult because replacement parts are no longer being manufactured for the units. Improper operation will cause security risks to the staff and inmates. It is recommended that the door control panel and 50 door locks be replaced.

Project Index #: 0181ELE1

EXHAUST FAN REPLACEMENT **Construction Cost $3,750**

The existing roof-mounted exhaust fans that serve restroom and shower areas are original equipment and have reached the end of their expected life. The exhaust duct intake grills have been damaged and should be replaced. This project would provide for the removal of the existing grills and exhaust fan assemblies and the purchase and installation of new grills and exhaust fan assemblies including connections to utilities.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0181EXT5

EXTERIOR DOOR REPAIRS **Construction Cost $2,500**

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around five exterior doors.

Project Index #: 0181EXT6

EXTERIOR FINISHES **Construction Cost $69,250**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0181INT4

INTERIOR FINISHES **Construction Cost $69,250**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0181INT3

LIGHTING UPGRADE **Construction Cost $20,775**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0181PLM5

PLUMBING FIXTURE REPLACEMENT **Construction Cost $125,000**

The plumbing fixtures in the cells are a mix of porcelain and stainless steel wall hung lavatories and water closets. These units are in poor condition and should be replaced with stainless steel fixtures designed for correctional facilities. This project would provide for the removal and replacement of the old porcelain plumbing fixtures with new stainless steel fixtures. The estimate is based on installing a 50 separate water closets and sinks in the same place as the existing porcelain fixtures. If combination style units are feasible to install, there may be a cost savings on the materials, but additional work to install.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0181EXT4

ROOF REPLACEMENT **Construction Cost $138,500**

The single-ply roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 3-4 years to be consistent with the roofing program and the end of the warranty period.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $6,000**

Long-Term Needs **Four to Ten Years**

Project Index #: 0181PLM4

WATER HEATER REPLACEMENT **Construction Cost $6,000**

There are two 120 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4-5 years. It is recommended that two new electric water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

BUILDING INFORMATION:

Gross Area (square feet):	**13,850**
Year Constructed:	**1976**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry and Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$37,000**	**Project Construction Cost per Square Foot:**	**$62.24**
Priority Class 2:	**$819,025**	**Total Facility Replacement Construction Cost:**	**$3,809,000**
Priority Class 3:	**$6,000**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$862,025**	**FCNI:**	**23%**

HOUSING UNIT 1(VACANT)

BUILDING REPORT

The Housing Unit 1 building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade. This housing unit contains an A and B wing each with restroom facilities, utility room and a central control room. This unit has a mix of stainless steel and porcelain fixtures in the cells. Some of the plumbing fixtures were showing signs of leaking during the 2011 survey.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $37,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0180ADA2

ADA CELL UPGRADES **Construction Cost $35,000**

3% of the cells in each housing unit are required to comply with ADA accessibility guidelines. This unit does not have any accessible cells, showers, drinking fountains or path of travel through the unit. This project would provide for 2 accessible cells including fixtures, 1 accessible shower, a compliant path of travel from the entrance of the building to these areas and any other necessary upgrades. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0180SFT3

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $2,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $1,040,975**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0180PLM2

2" BACKFLOW ASSEMBLY, VAULT, AND POWER **Construction Cost $15,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0180SEC1

CONTROL PANEL AND LOCKS REPLACEMENT **Construction Cost $375,000**

Problems exist with the door control panel and door locks for the cells. The panel and locks are original equipment and should be scheduled for replacement. Buttons on the panel do not work or get stuck frequently and the door locks are not consistently responsive to the panel. Repairs to the control panel and locks are difficult because replacement parts are no longer being manufactured for the units. Improper operation will cause security risks to the staff and inmates. It is recommended that the door control panel and 50 door locks be replaced.

Project Index #: 0180ELE1

EXHAUST FAN REPLACEMENT **Construction Cost $3,750**

The existing roof-mounted exhaust fans that serve restroom and shower areas are original equipment and have reached the end of their expected life. The exhaust duct intake grills have been damaged and should be replaced. This project would provide for the removal of the existing grills and exhaust fan assemblies and the purchase and installation of new grills and exhaust fan assemblies including connections to utilities.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0180EXT5

EXTERIOR DOOR REPAIRS **Construction Cost $2,500**

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around five exterior doors.

Project Index #: 0180EXT6

EXTERIOR FINISHES **Construction Cost $166,200**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0180INT4

INTERIOR FINISHES **Construction Cost $69,250**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0180ENR1

LIGHTING UPGRADE **Construction Cost $20,775**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0180PLM5

PLUMBING FIXTURE REPLACEMENT **Construction Cost $250,000**

The plumbing fixtures in the cells are separate porcelain wall hung lavatories and water closets. These units are in poor condition and should be replaced with stainless steel fixtures designed for correctional facilities. This project would provide for the removal and replacement of the old porcelain plumbing fixtures with new stainless steel fixtures. The estimate is based on installing a 100 separate water closets and sinks in the same place as the existing porcelain fixtures. If combination style units are feasible to install, there may be a cost savings on the materials, but additional costs would be incurred for relocating plumbing.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0180EXT4

ROOF REPLACEMENT **Construction Cost $138,500**

The single-ply roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 3-4 years to be consistent with the roofing program and the end of the warranty period.
This project or a portion thereof was previously recommended in the FCA report dated 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $6,000**

Long-Term Needs **Four to Ten Years**

Project Index #: 0180PLM4

WATER HEATER REPLACEMENT **Construction Cost $6,000**

There are two 120 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4-5 years. It is recommended that two new electric water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

BUILDING INFORMATION:

Gross Area (square feet):	**13,850**
Year Constructed:	**1976**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % I-3**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry and Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$37,000**	**Project Construction Cost per Square Foot:**	**$78.27**
Priority Class 2:	**$1,040,975**	**Total Facility Replacement Construction Cost:**	**$3,809,000**
Priority Class 3:	**$6,000**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$1,083,975**	**FCNI:**	**28%**

CHAPEL / LAW LIBRARY(VACANT)

BUILDING REPORT

The Chapel / Law Library is a wood post and beam, wood framed structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade foundation. The building contains office, classroom or library spaces, a central assembly area and restrooms. The central assembly area has a pitched ceiling with clerestory windows facing south and the interior is primarily painted gypsum board. There are Men's and Women's restrooms which are not ADA compliant and one unisex restroom which is mostly ADA compliant. It has a stand alone electric forced air unit and a fire alarm system, but no sprinklers.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $76,950**

Currently Critical **Immediate to Two Years**

Project Index #: 0179ADA2

ADA SIGNAGE **Construction Cost $1,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0179ADA4

ADA UPGRADES - STAGE **Construction Cost $2,500**

The Chapel is lacking an accessible path to the stage. The stage is required to have an accessible path to it per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible ramp or powered lift to access the stage. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0179ADA3

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $4,000**

This building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0179SFT1

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $1,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0179SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $44,450**

The building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0179ADA1

LEVER ACTION HARDWARE INSTALLATION **Construction Cost $8,000**

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0179ADA5

RESTROOM REMODEL **Construction Cost $15,000**

The water closets and the lavatories in the three restrooms are worn from many years of use. It is recommended that all fixtures be replaced with new units. The new units and restroom layouts are also required to comply with ADA requirements. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $204,225**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0179PLM1

2" BACKFLOW ASSEMBLY, VAULT, AND POWER **Construction Cost $15,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0179INT2

CARPET/TILE REPLACEMENT **Construction Cost $44,450**

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years.
This project or a portion thereof was previously recommended in the FCA report dated 03/22/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0179ELE1

EXHAUST FAN REPLACEMENT **Construction Cost $5,000**

The existing roof-mounted exhaust fans that serve the restrooms are original equipment and have reached the end of their expected life. The exhaust duct intake grills have been damaged and should be replaced. This project would provide for the removal of the existing grills and exhaust fan assemblies and the purchase and installation of new grills and exhaust fan assemblies including connections to utilities.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0179EXT4

EXTERIOR DOOR REPAIRS **Construction Cost $2,000**

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around four exterior doors.

Project Index #: 0179EXT3

EXTERIOR FINISHES **Construction Cost $31,750**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0179INT4

INTERIOR FINISHES **Construction Cost $31,750**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped including the damaged area where the HVAC unit was removed. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0179INT3

LIGHTING UPGRADE **Construction Cost $9,525**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0179EXT2

ROOF REPLACEMENT **Construction Cost $63,500**

The single-ply roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0179PLM5

WATER HEATER REPLACEMENT **Construction Cost $1,250**

There is a 30 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**6,350**
Year Constructed:	**1979**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**60 % A-3**
IBC Occupancy Type 2:	**40 % B**
Construction Type:	**Wood Post & Beam**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$76,950**	**Project Construction Cost per Square Foot:**	**$44.28**
Priority Class 2:	**$204,225**	**Total Facility Replacement Construction Cost:**	**$1,588,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$281,175**	**FCNI:**	**18%**

EDUCATION A(VACANT)

BUILDING REPORT

The Education A building is a wood post and beam, wood framed structure with a painted exterior insulation and finish system (EIFS), single-ply roofing system on a concrete slab-on-grade foundation. The building contains classrooms, a central assembly area and restrooms. The central assembly area has a pitched ceiling with clerestory windows facing south and the interior is primarily painted gypsum board. There are restrooms present which are not ADA compliant. It has a stand alone electric forced air unit, a fire alarm system but no sprinklers.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $75,950**

Currently Critical **Immediate to Two Years**

Project Index #: 0178ADA2

ADA SIGNAGE **Construction Cost $1,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0178ADA3

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $4,000**

This building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0178SFT1

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $1,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0178SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $44,450**

The building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0178ADA1

LEVER ACTION HARDWARE INSTALLATION **Construction Cost $8,000**

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0178ADA4

RESTROOM REMODEL **Construction Cost $15,000**

The water closets and the lavatories in the three restrooms and the lavatory in the hallway are worn from many years of use and inactivity. It is recommended that all fixtures be replaced with new units. The new units and restroom layouts are also required to comply with ADA requirements. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0178SFT4

WIRING CLEANUP **Construction Cost $1,500**

The wiring in the electrical boxes at the patio between the buildings is disorganized and has exposed wires. This creates a safety issue when making repairs or upgrades. This project would provide for cleanup and labeling of the wiring and fuse boxes including weather proof junction boxes.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $128,525**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0178PLM1

2" BACKFLOW ASSEMBLY, VAULT, AND POWER **Construction Cost $15,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0178ELE1

EXHAUST FAN REPLACEMENT **Construction Cost $5,000**

The existing roof-mounted exhaust fans that serve the restrooms are original equipment and have reached the end of their expected life. The exhaust duct intake grills have been damaged and should be replaced. This project would provide for the removal of the existing grills and exhaust fan assemblies and the purchase and installation of new grills and exhaust fan assemblies including connections to utilities.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0178EXT4

EXTERIOR DOOR REPAIRS **Construction Cost $2,500**

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around five exterior doors.

Project Index #: 0178EXT3

EXTERIOR FINISHES **Construction Cost $31,750**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0178INT3

LIGHTING UPGRADE **Construction Cost $9,525**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0178EXT2

ROOF REPLACEMENT **Construction Cost $63,500**

The single-ply roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0178PLM5

WATER HEATER REPLACEMENT **Construction Cost $1,250**

There is a 30 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $31,750**

Long-Term Needs **Four to Ten Years**

Project Index #: 0178INT4

INTERIOR FINISHES **Construction Cost $31,750**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

BUILDING INFORMATION:

Gross Area (square feet):	**6,350**
Year Constructed:	**1979**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**60 % A-3**
IBC Occupancy Type 2:	**40 % B**
Construction Type:	**Wood Post & Beam**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$75,950**	**Project Construction Cost per Square Foot:**	**$37.20**
Priority Class 2:	**$128,525**	**Total Facility Replacement Construction Cost:**	**$1,588,000**
Priority Class 3:	**$31,750**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$236,225**	**FCNI:**	**15%**

ADMINISTRATION / VISITATION(VACANT)

BUILDING REPORT

The Administration / Visitation building is a concrete masonry unit (CMU) structure with a painted exterior insulation and finish system (EIFS), with a single-ply roofing system on a concrete slab-on-grade foundation. The facility contains all of the administrative support offices for personnel, restrooms, control room and the visitation area which has access to an enclosed courtyard. The facility has some ADA accessibility issues which will be addressed in the report.
It also has a gun post above the control room and it has a stand alone wall mounted heat pump. The rest of the facility is on the central plant loop system with individual water source heat pumps. There is a fire alarm system but no sprinklers.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $144,750**

Currently Critical **Immediate to Two Years**

Project Index #: 0176ADA4

ADA SIGNAGE

Construction Cost $5,000

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria and is confusing for public access to visitation. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0176ADA1

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Construction Cost $4,000

This building contains a water fountain. The 2006 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain.
NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0176SFT3

FIRE SUPPRESSION SYSTEM INSTALLATION

Construction Cost $83,650

The building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0176ADA3

LEVER ACTION HARDWARE INSTALLATION **Construction Cost $9,600**

Section 4.13.9 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It is recommended that compliant hardware be installed in this building to meet these guidelines. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0176ADA5

REMOVE / REPLACE CONCRETE PATIO **Construction Cost $22,500**

Outside of the Visitation Room is a concrete patio with stairs and terraces which provides an outdoor space to visit with inmates. The patio is in disrepair with major cracks in the concrete, stairs that do not comply with code and no compliance with ADA requirements. This project would provide for removal of the existing improvements and installation of a new flat concrete patio which complies with all applicable codes. Removal and disposal of the existing concrete is included in this estimate. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

Project Index #: 0176ADA2

TDD INSTALLATION **Construction Cost $20,000**

The visitation area is not equipped with a telecommunications device for the deaf (TDD). In order to comply with ADA requirements it is recommended to install a TDD system in the non-contact visitation area. The 2006 IBC, ICC/ANSI A117.1 - 2003, NRS 338.180 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $337,675**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0176PLM1

2" BACKFLOW ASSEMBLY, VAULT, AND POWER **Construction Cost $15,000**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure principle backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0176ELE1

EXHAUST FAN REPLACEMENT **Construction Cost $7,500**

The existing roof-mounted exhaust fans that serve restroom and shower areas are original equipment and have reached the end of their expected life. The exhaust duct intake grills have been damaged and should be replaced. This project would provide for the removal of the existing grills and exhaust fan assemblies and the purchase and installation of new grills and exhaust fan assemblies including connections to utilities.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0176SFT2

EXIT SIGN & EGRESS LIGHTING UPGRADE **Construction Cost $2,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2006 Chapter 10 was referenced for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0176EXT6

EXTERIOR DOOR REPAIRS **Construction Cost $4,500**

The existing exterior metal doors are mechanically functional, but they are in need of minor repairs. Over time, the weather-stripping around the doors has dried out and the adhesive is no longer holding the material in place. This project would provide for the removal and replacement of the weather-stripping around nine exterior doors.

Project Index #: 0176EXT5

EXTERIOR FINISHES **Construction Cost $59,750**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0176INT4

INTERIOR FINISHES **Construction Cost $59,750**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0176ENR1

LIGHTING UPGRADE **Construction Cost $17,925**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0176EXT2

REPLACE STEEL WINDOW FRAMES AND STOPS **Construction Cost $20,000**

The steel framed window assemblies are damaged from exposure and age and the frames and stops should be scheduled for replacement. They are located in the Visitation room and near the employee entrance to the Warden's Office. The frames and glazing stops are rusting and approaching failure due to water infiltration at joints, adjacency to grade and expansion and contraction over time. The heat and exposure to the sun have warped and bent the frames and glazing stops beyond repair. This project will include removal and disposal of the existing frame assembly and replacement with new steel frames and glazing stops. Reinstallation of the existing glazing panels is included in this estimate
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0176PLM3

RESTROOM REMODELS **Construction Cost $30,000**

The water closets and the lavatories in the six restrooms throughout the building are worn from many years of use and being idle due to multiple closures. It is recommended that all fixtures be replaced with new units. The new units and restroom layouts are also required to comply with ADA requirements. NRS 338.180, IBC - 2006, ICC/ANSI A117.1 - 2003 and the most current version of the Americans with Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0176EXT4

ROOF REPLACEMENT **Construction Cost $119,500**

The single-ply roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.
This project or a portion there of was previously recommended in the FCA report dated 05/04/1998 and 03/21/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/26/2011.

Project Index #: 0176PLM4

WATER HEATER REPLACEMENT **Construction Cost $1,250**

There is a 30 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**11,950**
Year Constructed:	**1978**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**70 % B**
IBC Occupancy Type 2:	**30 % A-3**
Construction Type:	**Concrete Masonry, Wood and Steel**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$144,750**	**Project Construction Cost per Square Foot:**	**$40.37**
Priority Class 2:	**$337,675**	**Total Facility Replacement Construction Cost:**	**$3,286,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$482,425**	**FCNI:**	**15%**

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.201 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile

Southern Nevada Correctional Center Site - Site #9994
Description: AC paving in need of crack filling and sealing.

Southern Nevada Correctional Center Site - Site #9994
Description: AC paving in need of replacement.

Administration / Visitation - Building #0176
Description: View of exterior and ADA path of travel from parking area.

Administration / Visitation - Building #0176
Description: Damaged curtain window glazing stops.

Administration / Visitation - Building #0176
Description: View of Visitation patio area.

Dog Kennel - Building #0177
Description: Exterior of the building.

Education A - Building #0178
Description: Exterior of the building.

Chapel / Law Library - Building #0179
Description: Exterior of the building.

Chapel / Law Library - Building #0179
Description: Damaged interior wall.

Housing Unit 1 - Building #0180
Description: Interior of the building.

Housing Unit 1 - Building #0180
Description: Water damage from leaking pipes.

Housing Unit 1 - Building #0180
Description: Water damage from leaking pipes at cell fixtures.

Housing Unit 2 - Building #0181
Description: Water damage from leaking pipes.

Housing Unit 2 - Building #0181
Description: Control panel in need of replacement.

Housing Unit 3 - Building #0182
Description: Exterior of the building.

Housing Unit 3 - Building #0182
Description: Interior of the building.

Housing Unit 4 - Building #0183
Description: Exterior of the building.

Housing Unit 4 - Building #0183
Description: Water damage from plumbing leaks.

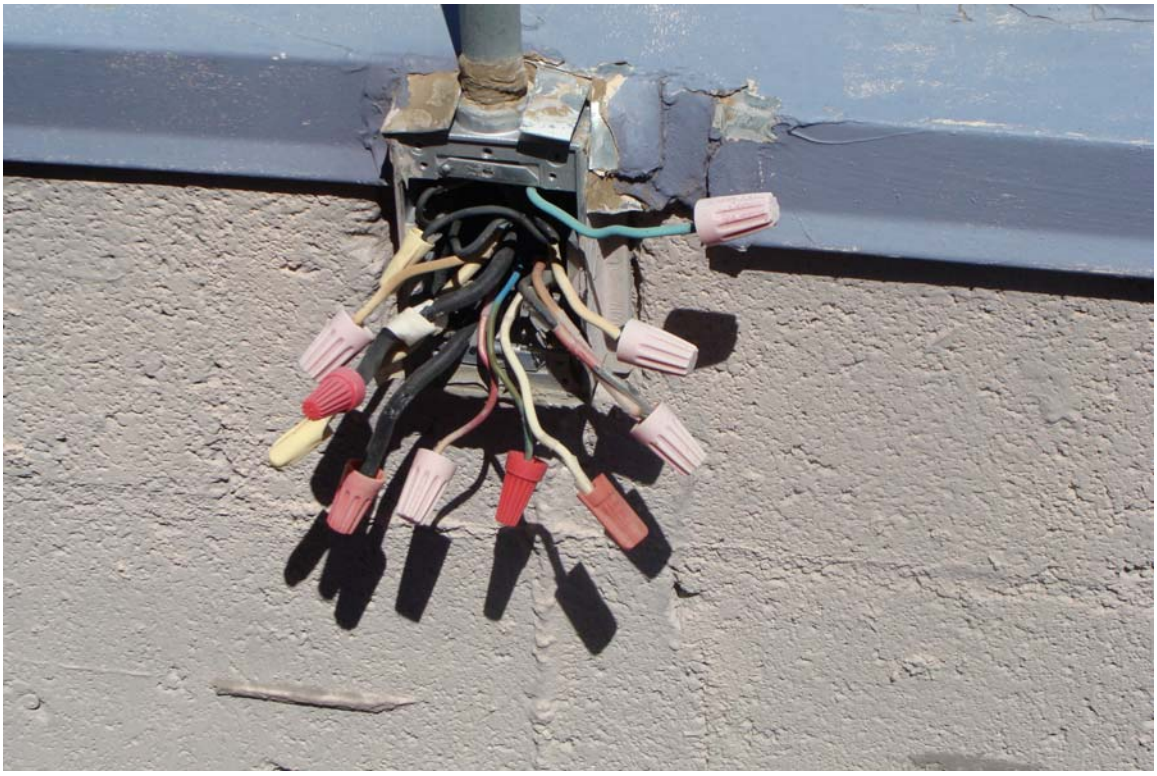
Housing Unit 5 - Building #0184
Description: Exterior of the building.

Housing Unit 5 - Building #0184
Description: Damaged concrete at entrance to housing unit.

Housing Unit 6 - Building #0185
Description: Exterior of the building and ADA accessible route.

Housing Unit 6 - Building #0185
Description: ADA accessible cell.

Recreation / Gym - Building #0186
Description: Exterior of the building.



Recreation / Gym - Building #0186
Description: Roof mounted electrical box in need of cover plate.

Housing Unit 7 - Building #0187
Description: Exterior of the building.

Housing Unit 7 - Building #0187
Description: Typical cell, note water stains.

Housing Unit 7 - Building #0187
Description: Water damage from plumbing leaks.

Housing Unit 7 - Building #0187
Description: Control panel in need of upgrade.

Medical Unit 8 - Building #0188
Description: Damaged ceiling from water leak.

Culinary / Dining / Central Plant - Building #0190
Description: Exterior of the building.

Culinary / Dining / Central Plant - Building #0190
Description: Damaged ceiling from water leaks.

Culinary / Dining / Central Plant - Building #0190
Description: Non code compliant ramp in dining.

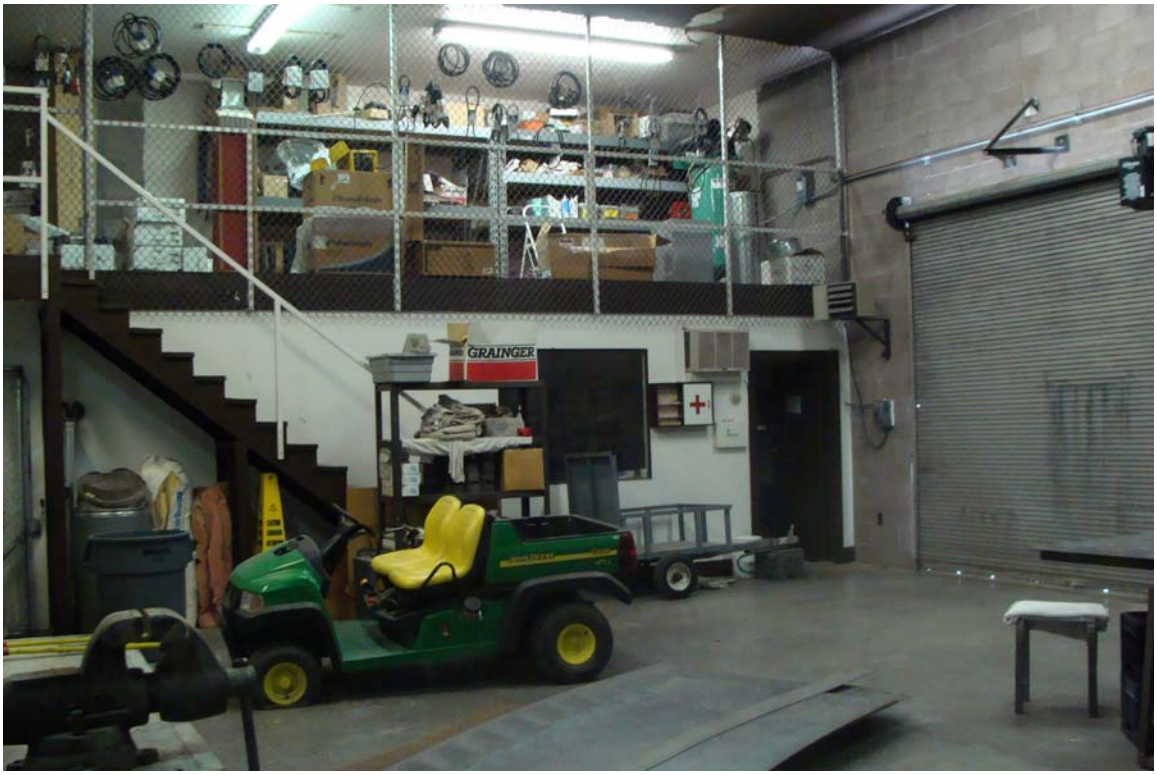
Culinary / Dining / Central Plant - Building #0190
Description: View of the cooking area.

Laundry & dry Cleaning - Building #0191
Description: Interior of the building.

Auto Maintenance Shop / Warehouse - Building #0192
Description: Exterior of the building.

Auto Maintenance Shop / Warehouse - Building #0192
Description: Interior of the building.

Maintenance Shop - Building #0193
Description: Exterior of the building.



Maintenance Shop - Building #0193
Description: Interior of the building.

Sally Port - Building #2567
Description: Exterior of the building.